

Notice of Intent to Adopt Mitigated Declaration for Lido Villas Project City of Newport Beach

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the construction of 23 new townhouse-style condominiums on a 1.2-acre property located at the northwestern corner of the intersection of Via Lido and Via Malaga. Under existing conditions, the site contains an existing office building, church building, church reading room, and associated site improvements. The project applicant, Dart Development Group, proposes to demolish the existing structures and associated improvements and construct 23 new townhouse-style condominiums in five (5) clusters with associated landscaping, drive aisles, and parking.

Development of the proposed project would require the following entitlements from the City of Newport Beach.

- **General Plan Amendment** to change the existing land use designation of APN 423-112-02 (3303 Via Lido) from “Private Institutions (PI)” to “Multiple Unit Residential (RM).”
- **Coastal Land Use Plan Amendment** to change the existing Coastal Land Use Plan designation of APN 423-112-02 (3303 Via Lido) from “Private Institutions (PI-B)” to “Multiple Unit Residential (RM-D).”
- **Zoning Code Amendment** to change the zoning designation of the 1.2-acre property to “PC (Planned Community District).” Specifically, APN 423-112-02 (3303 Via Lido) would be rezoned from “PI (Private Institutions)” to “PC (Planned Community District)” and APN 423-112-03 (3355 Via Lido) would be rezoned from “RM (Multi-Unit Residential)” to “PC (Planned Community District).” CA2012-008 also would establish standards for development of the property with 23 townhouse-style condominiums.
- **Site Development Review** to allow the construction of 23 townhouse-style condominiums.
- **Tentative Tract Map** to combine the site’s existing six parcels into one parcel and establish a 23-unit condominium tract.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended preparation of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning July 12, 2013 and ending August 12, 2013. Copies of the document are available for review at 100 Civic Center Drive, Newport Beach, CA 92660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Additionally, copies of the document are also available for review at the following City public libraries:

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Any written comments on the proposed project must be received no later than August 12, 2013 at 5:00 p.m. to the attention of Makana Nova at the address listed below. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee for this appeal. You are also invited to attend and testify at the public hearings as to the appropriateness of this document.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on at 6:30 p.m. on August 22, 2013, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission will be noticed in accordance with City of Newport Beach notification requirements. For additional information, please contact Makana Nova, Assistant Planner, at (949) 644-3249 or at MNova@newportbeachca.gov.

Makana Nova, Assistant Planner
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100 Civic Center Drive
Newport Beach, CA 92660